

COUNCIL
AGENDA

MAR 17, 1976

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

DATE: WEDNESDAY, MARCH 17, 1976
TIME: 10:00 A.M.
PLACE: CITY COUNCIL CHAMBERS
1 City Centre Drive
Mississauga, Ontario.

ITEMS OF BUSINESS

1. FILE 120-76 - TARO PROPERTIES INC. (CREDITVIEW COMMUNITY)

Attached is a copy of a report dated March 15, 1976, from the City Manager with respect to the above development.

2. FILE OZ-59-75 - SHIPP CORPORATION LIMITED

Attached is a copy of a report dated March 15, 1976, from the City Manager with respect to the above application.

3. CONFIRMING BY-LAW

4. ADJOURNMENT



City of Mississauga

MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL
Dept. _____

From MR. I. F. MARKSON
Dept. City Manager

March 15, 1976.

SUBJECT: CREDITVIEW COMMUNITY AND TARO PROPERTIES SUBDIVISION

ORIGIN: General Committee March 3, 1976 and City Council
March 8, 1976.

COMMENTS: Attached is a report dated March 15, 1976 from the Finance Commissioner indicating the preliminary financial implications of the above, together with Planning Commissioner's report dated March 8, 1976.

Based on existing revenue policies of the City, the Finance Commissioner calculates a capital finance shortfall of about \$19.7 million for the Creditview Community proposal excluding schools and regional government facilities.

With respect to the Taro Properties subdivision, the specific shortfall is estimated at \$1.9 million. Also attached are financial comments from the Commissioner of Works on this particular community and subdivision covering roads and drainage aspects.

The staff position on the above is that:

- (1) the report of the Planning Commissioner dated March 8, 1976, be adopted, and that Council decide on the options contained in Item 6.
- (2) That policies to correct the anticipated shortfall in capital and current financing be developed in conjunction with secondary plan preparation.

Attachs.
c.c. R. Edmunds
W. Taylor
E. Halliday
D. Ogilvie

I. F. Markson
I. F. Markson,
City Manager.



City of Mississauga

MEMORANDUM

MEMBERS OF COUNCIL _____

From Mr. D. A. R. Ogilvie,

Dept. _____

Dept. Commissioner of Finance.

March 15th, 1976

File: F3112

Re: Taro Properties Inc.

The Creditview Community comprises some 635 acres bounded on the west by the Canadian Pacific Railway Line, on the south by Burnhamthorpe Road, on the east by Square One and on the north by proposed Highway #403. The developers proposal for the community divides the area into three neighbourhoods called the East, Central and West. The Central Neighbourhood lies between Creditview Road and Mavis Road and is further divided into an eastern and western portion, the western portion being held by Taro Properties Inc., and called the Creditview City Homes.

The following table describes the basic land use and population characteristics of the community as proposed by Taro Properties consultants:

	<u>Total Acres</u>	<u>Res. Acres</u>	<u>School Acres</u>	<u>Park Acres</u>	<u>Com. Acres</u>	<u>Population</u>
East Neighbourhood	225	141.5	9	56	-	15,363
Central Neighbourhood	205	138.7	22	15.4	5	6,172
(Creditview City Homes)	(104)	(65)	(14)	(7)	-	(2,811)
West Neighbourhood	205	150.8	9	16.4	2	6,569
<u>Creditview Community</u>	<u>635</u>	<u>431.0</u>	<u>40</u>	<u>87.8</u>	<u>7</u>	<u>28,104</u>

The capital cost of providing standard City services to this community, and the anticipated receipts from current Developer Levies and Arterial Road and Watercourse Improvement Levies are outlined below:

continued/2

	<u>Required Capital</u>	<u>Per Capita Levy*</u>	<u>Art.Rd.& Wat.Imp.Levy</u>	<u>Capital Shortfall</u>
Creditview Community	\$30,914,400	\$8,698,188	\$2,540,000	\$19,676,212
Creditview City Homes	3,092,100	870,005	416,000	1,806,095

*assuming registration under John Doe Financial Agreements at a rate of \$309.50 per capita.

It should be noted that these cost estimates are exclusive of Education, Hydro or Regional costs. Even without these costs, the Creditview Community capital shortfall, if financed from debenture issuance, would therefore consume the entire 1977-79 quota limit assuming an annual Net General Levy increase of 15 per cent and also assuming a continuation of the 25 per cent Debt Charge Policy. Debenture financing of the Creditview City Homes' capital shortfall would require approximately one-third of the entire 1977 debenture quota. This is an extremely high proportion considering the population increase would be only one-tenth of that projected for the year.

It should be noted that the shortfall calculation included no off-setting revenue from either provincial subsidies or specific housing grant programs such as C.M.H.C.'s Municipal Incentive Program. In this regard, it appears that the Creditview City Homes development could be considered a likely candidate for such grant receipt by the City (\$1,000/unit) since the proposed unit prices and density ranges meet the preliminary guidelines which have been established. The capital shortfall could be reduced to approximately \$1.1 million in such an event. Other portions of the proposed Community however, particularly the East Neighbourhood with its exceedingly high residential densities, are unlikely to qualify under the established C.M.H.C. guidelines.

Two additional concerns must be raised regarding the current budget implications of the proposed development. First, it would appear that the job of preparing adequate secondary plans would require a significant amount of staff time. This comment relates more to the plan preparation for the total Creditview Community than the Creditview City Homes portion taken by itself, since much less detailed planning appears in the consultants' submission for the total Community than for the Homes portion. Examples of major concerns which must be addressed by staff during the course of secondary plan preparation are the proposed East Neighbourhood density range (108.6 persons per net residential acre), downstream improvements to the Mary Fix Creek and whether transit will alter its Burnhamthorpe route in favour of the exclusive right-of-way spine provided within the Community. In assessing the impact of this proposal on staff work programs, your attention should be given to the Commissioner of Planning's comments on page 3, pt. 3 of the appended report.

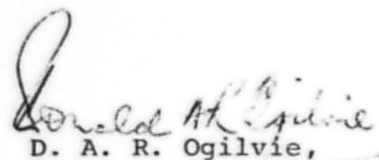
continued/3

March 15th, 1976

A more serious financial concern is the fact that the proposed plan has little in the way of commercial-industrial assessment, including only three locally-oriented convenience shopping facilities. For a small development such an omission would not shift the tax burden significantly, but the proposal here is for 9,795 residential units which could be anticipated to generate approximately \$235 millions in residential assessment. Maintaining the City's current Residential/Commercial-Industrial ratio would require an off-setting commercial-industrial assessment in the order of \$100 million. This represents one typical year's commercial-industrial assessment growth and would, in all likelihood, be difficult for the City to make up.

In conclusion, it would appear that the financial implications of both the total Creditview Community and the Creditview City Homes portion as proposed are significant. These implications should be examined further during the Secondary Plan preparation.

Enc.
EFK/hh


D. A. R. Ogilvie,
Commissioner of Finance.

CITY OF MISSISSAUGA

PLANNING DEPARTMENT

FILE: Creditview Community
DATE: March 8, 1976

MEMORANDUM

TO: M. L. Dobkin, Mayor, and Members of the City of Mississauga Council.

FROM: R. G. B. Edmunds, Commissioner of Planning.

SUBJECT: Creditview Community

ORIGIN: At the meeting held on March 3, 1976, General Committee, in response to a presentation by Taro Properties, forwarded the following recommendation to Council:

"Whereas Taro Properties Incorporated in their 'Creditview Development' have responded to the stated policies of the City with respect to the provision of affordable housing;
And Whereas the Official Plan Review and its predecessor studies designate these lands as residential;
And Whereas services are available to the area;
Be It Resolved that the Creditview Community be released for processing towards the preparation of an amendment to the Official Plan (Secondary Plan) and the area considered be those lands lying between Confederation Parkway and the C.P.R., and Burnhamthorpe Road to Highway 403;
And Further, that processing proceed with the intent of commencing construction on the Taro Properties during 1976, providing that this processing can be expedited within the 1976 planning program as approved by Council."

PURPOSE: To respond to the request made at the meeting by Councillor McCallion, and generally agreed to

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 2

by the Committee, that the Commissioner of Planning report to the next Council meeting on the implications of the above recommendation for the Planning Department Work Program, and also respond to some aspects of the above Committee recommendation.

COMMENTS:

1. Creditview Community - Proposed Official Plan

Ideally, the preparation of a secondary plan for the Creditview Community should await the completion of the Official Plan, so that Council would be in a better position to properly assess the appropriateness of allowing development in that area in the context of a sequential phasing of future development throughout the City of Mississauga. General Committee has recommended, however, in anticipation that the Official Plan now in preparation will support the related IBI Group's proposals, that the Creditview Community should be redesignated from its present Industrial classification to Residential. As mentioned at the meeting, that decision can be supported by the Planning Department at this time, in view of the current findings of the Official Plan Task Force which have identified Creditview as a suitable area for residential purposes. It should be noted, though, that the type and density of residential uses have not been resolved.

It can be stated, then, that the recommendation of General Committee with respect to the preparation of a secondary plan for the Creditview Community is consistent with the probable Official Plan proposals for the area.

2. West Credit Area - Proposed Official Plan

Using the same line of reasoning that was evident in the discussion at General Committee, and is contained in the recommendation which came as a result of that discussion, together with taking into account the cost implications of widely

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 3

dispersed growth indicated in the recently adopted 1976 Capital Budget, Council is requested to consider discontinuing the processing of development proposals in the area west of Winston Churchill Boulevard until the Official Plan is completed, and the sequence of land development priorities throughout the City has been considered and agreed upon by Council. This is important not only in terms of the Official Plan, but also has a bearing on the expeditious handling of the Creditview Secondary Plan required by General Committee, in that there is insufficient staff in the Planning Department, and probably in other City departments, to properly prepare secondary plans and process development applications for all the various areas of the City that are currently released for processing, in addition to preparing the Creditview Plan.

There is a possible exception to discontinuing processing of the total area west of Winston Churchill Boulevard. Council could consider allowing processing to continue for that part of the area which is, for sanitary and storm drainage purposes, related to the Credit River and which can be incorporated into the structure of existing or approved development.

3. Planning Department Work Program

The indication given to General Committee that the Planning Department could prepare the Creditview Secondary Plan as well as adhere to its recently approved 1976 Work Program was based primarily on three factors:

- a) The work on the Secondary Plan, since it was assigned after approval of the Work Program, will take up most of the staff time that was allocated to the special projects that usually occur through Council resolutions during each year. This aspect is drawn to Council's attention at this time to avoid possible future disappointments and misunderstanding.

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 4

- b) The team of experts offered by Taro Properties will be readily available to assist the Planning Department in preparing the Secondary Plan.
- c) City Council's giving favourable consideration to deferring the processing of all or part of the area west of Winston Churchill Boulevard.

4. The Planning Process

Achieving the time objective for preparing the Secondary Plan expressed in General Committee's recommendation will depend, to a large extent, on total cooperation for planning purposes among the prospective developers in the area, and between the developers and the City. Experience with the Mississauga Meadows Concept Plan and, to a lesser degree with Amendment 248, has shown that the absence of such cooperation results in lengthy delays in completing the planning process. In this connection, it is suggested that all the developers form a consortium for planning purposes.

It is absolutely essential that before any processing of development applications is started, the Secondary Plan has reached the stage of some approval by City Council so that it can be used to evaluate the individual parts of the plan represented by those applications. If the normal planning process associated with community studies is to be followed, it would appear that the earliest point in the process at which the individual applications could be considered is after the Secondary Plan has received public comment and then been adopted by Council. Even starting at that point is not without risk of possible frustration in terms of time, because the applications would be under process in parallel with the Secondary Plan going through the various Regional and Provincial agencies.

5. Housing Prices

Since one of the reasons why Council agreed to the preparation of a Secondary Plan was the strong indication by Taro Properties that the

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 5

eventual development of the area would provide 'affordable housing', it is suggested that all development applications should be accompanied by a report on the proposed selling price of the various housing units. It is further suggested that Council consider the controlling of housing-unit selling prices by means of agreements or through special legislation, and of controlling the cost of resales for a specific period of time.

- RECOMMENDATIONS:
1. THAT the following recommendations be considered as addenda to the General Committee recommendation on the Creditview Community as adopted by Council on March 8, 1976.
 2. THAT the prospective developers of land in the Creditview Community be requested to form a planning consortium for the purposes of achieving cooperation among the developers and between the developers and the City with the objective of the early preparation of a secondary plan for Creditview Community that is acceptable to all involved in the planning process.
 3. THAT each application to develop land in the Creditview Community be accompanied by a report from the developers on the financial implications of the proposed development for the City and the Region.
 4. THAT policies be developed to control the selling price of all housing units in the Creditview Community, including the resale prices for a specific time period, and that in this connection each application to develop land in the Creditview Community be accompanied by a report from the developer on the proposed selling price of all housing units and on the proposed ways and means of maintaining as closely as possible for a reasonable period of time, the original price of housing units in resales after the original purchase of those units.

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 6

5. THAT Taro Properties be requested to make available to the Planning Department as promised at the General Committee meeting, March 3, 1976, the consulting staff resources employed by that company.
6. - THAT the processing of land development proposals for the area west of Winston Churchill Boulevard be discontinued until the Official Plan is completed; or
alternatively
- THAT the processing of land development proposals for the area west of Winston Churchill Boulevard except for that part of the area which is for sanitary and storm drainage purposes related to the Credit River and which also can be incorporated into the community structure of existing or approved development, be discontinued until the Official Plan is completed.
7. THAT proposed plans to subdivide and applications to rezone lands in the Creditview Community be circulated to all referral departments and agencies immediately after adoption by City Council of the Secondary Plan.
8. THAT the Public Meetings held in connection with the Creditview Secondary Plan be deemed to be also the Public Meetings that would normally be called subsequently in dealing with related rezoning applications.
9. THAT site plans for development in the Creditview Community be processed and approved by the Planning Department with the right to appeal to City Council being given to applicants in the event of conflict.

FILE: Creditview Community
DATE: March 8, 1976
PAGE: 7

10. THAT the developers in the Creditview Community be encouraged to participate with the developers in the North North Dixie Community and the City in resolving the transportation problems associated with the Burnhamthorpe Corridor.
11. THAT the report dated March 8, 1976, on the Creditview Community be sent for information to the Region of Peel and the Ministry of Housing.



City of Mississauga

MEMORANDUM

To Mayor and Members of Council

From William P. Taylor, P. Eng.,

Dept.

Dept. Engineering, Works & Building

March 12, 1976

OUR FILE REFERENCE: 11 211 00086
P. N. 76-001

RE: Taro Properties Incorporated

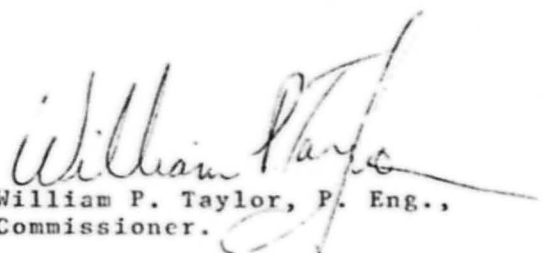
We have completed a preliminary study of the road and drainage requirements for both Taro Properties and Creditview Community.

For clarification, Taro Properties comprises approximately 104 acres of the 635 acres known as Creditview Community.

The cost of providing roads for this community is estimated to be 11 million dollars and this is 11 million dollars more than was allocated in the 1976-80 Capital Budget. We would further advise that we will be required to spend a minimum of 4.1 million dollars of this 11 million for Creditview Road and Eglinton Avenue in order that Taro Properties can commence development.

In addition, we have reviewed the storm drainage for the Creditview Community and Taro Properties and would advise that the existing storm sewer on Burnhamthorpe Road and the improved drainage channel on Wolfe-dale Creek provide adequate outlets for lands west of Mavis Road and south of the Parkway Belt. It should be noted that this includes the lands known as Taro Properties Incorporated. However, we must advise that all lands east of Mavis Road to Square One and south of the Parkway Belt, which are served by the Mary Fix Creek and the Cooksville Creek, cannot be adequately served with the existing channels and should not be allowed to develop until capital funds have been made available to the Mary Fix Creek and the Cooksville Creek.

WPT.mh


William P. Taylor, P. Eng.,
Commissioner.



City of Mississauga

MEMORANDUM

To MAYOR AND MEMBERS OF COUNCIL
Dept. _____

From Mr. I. F. Markson
City Manager
Dept. _____

March 15, 1976.

SUBJECT: APPLEWOOD LANDMARK - PROPOSED APARTMENT DEVELOPMENT

ORIGIN: City Council March 8, 1976.

COMMENTS: Attached are reports from:

- (1) Treasury Department dated March 10, 1976, indicating Lot Levies calculated on the basis of Financial agreements of 1964 totalling \$99,468 and those based on 1974 Financial agreements totalling \$447,438.
- (2) Report from City Clerk's Department dated March 15, 1976 indicating existing practice with respect to rezoning applications and the uniqueness of this application.
- (3) Suggested recommendation from the Works Commissioner dated March 4, 1976 which was deferred awaiting the above information. This report suggested waiving the watercourse and road improvement levies of about \$29,000 and also that Council re-affirm the \$140 per suite levy of \$42,000 (300 units x \$140).

The City Solicitor will be available to assist Council with the legal aspects of this matter. The Planning Department will be available to assist the Council with the planning aspects of this matter.

I. F. Markson
I. F. Markson,
City Manager.

Attachs.
c.c. B. Clark
J. Dorrell
A. Adamson
J. Lethbridge
W. Taylor
T. Julian
W. Munden

SHIPP CORPORATION LTD.
APPLEWOOD LANDMARK APARTMENT SITE
SUMMARY OF LEVIES

	<u>Old Agreements</u>	<u>New Agreements</u>
<u>City</u>		
As per 1964 Financial Agreement	\$ 42,000	--
As per current 1974 Financial Agreement	--	\$389,970
\$2000/acre Watercourse Improvements)		
\$2000/acre Road Improvements)		
	28,968	28,968
	<u>\$ 70,968</u>	<u>\$418,938</u>
 <u>Hydro</u>	 <u>\$ 28,500</u>	 <u>\$ 28,500</u>
Total Levies	<u>\$ 99,468</u>	<u>\$447,438</u>

R. Wilson
Rick Wilson, Director
Treasury Services

TREASURY DEPARTMENT

March 10, 1976

Note: The Region of Peel has indicated that no Regional levies would apply under the Interim Fiscal Policy Guidelines as no greater density is being created by the development. If Regional levy had been applied it would have amounted to \$285,705.00

SHIPP CORPORATION LTD.
APPLEWOOD LANDMARK APARTMENT SITE
BREAKDOWN OF LEVIES

City

As per 1964 Financial Agreement
\$140 x 300 units \$ 42,000

agreement fixes levy at \$140 per apartment unit

As per current 1974 Financial Agreements

Levy	Index	Persons	Units	
\$250	x 1.238	x 4.2	x 300	\$389,970

\$2000/acre Watercourse Improvements

\$2000/acre Road Improvements

\$4,000 x 7.242 acres \$ 28,968

Hydro

\$95 x 300 \$ 28,500

Note: Region: Financial Agreements entered
into on or after February 19, 1976

\$226.75 X 4.2 persons X 300 units \$285,705

levy is based upon plans of subdivision where
50% reduction covering sewer and water is permitted



City of Mississauga

MEMORANDUM

GENERAL COMMITTEE

From Richard E. Belford

Dept.

Dept. Clerk's

March 15, 1976

SUBJECT

Shipp Corporation OZ-59-75, Block E, Plan 716
Part Blocks D & E 726

ORIGIN

Request by City Manager.

COMMENTS

In most instances applications received through this Department for processing are of two types:

- 1 - those that rezone lands that will be also subject to a plan of subdivision, or
- 2 - those that are classed as "fill ins" and simply rezone lands that are surrounded by development, and for one reason or another, have up until this point remained undeveloped.

In the case of the above-noted application by Shipp Corporation, we have, however, a rather unique situation.

The subject lands are situated at the south-west corner of Bloor Street and Dixie Road and comprise Block E, Plan 716 and Part Blocks D & E or 726.

At present these lands, pursuant to restricted area by-law 9827, are zoned RM7D4 and allow for the development of 330 apartment units, averaging 950 sq. ft. each.

The subject application does not intend to change the zoning of this land but only to require a special section change that will allow for the development of only 300 units, averaging 1,700 sq. ft.

During the processing of this application it was found that two separate financial agreements executed in 1964 between Applewood Dixie Ltd. (Shipp Corporation) and the Township of Toronto required that the Developer pay a levy for lands to be developed for multiple purposes @ \$140.00/suite, prior to obtaining a building permit.

...2

CONCLUSION

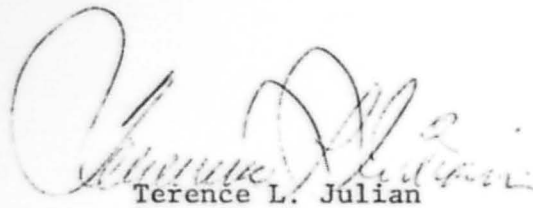
Due to the nature of this application the Developer was not required to enter into a new financial agreement with the City and this application was processed under the terms of the two existing financial agreements.



REB:mp

Prepared by:

Richard E. Belford
Development Coordinator



Approved by:

Terence L. Julian
City Clerk



City of Mississauga

MEMORANDUM

Mayor and Members of Council

From William P. Taylor, P. Eng.,

Dept. Engineering, Works & Building

RECEIVED

REGISTRY NO.

2133

DATE MAR 5 1976

FILE NO.

02/59/15

CLERK'S DEPARTMENT

March 4, 1976

FILE NUMBERS: OZ-59-75

11 141 00007

(04 00 150.1)

SUBJECT:

Applewood Landmark Apartment Site - South Side Bloor Street at Dixie Road.

ORIGIN:

Letter received from Mr. Harold Shipp dated March 2, 1976 (copy attached).

COMMENTS:

Mr. Shipp is requesting that consideration be given to the requirement that he pay the \$2,000.00 per acre Watercourse Improvement Levy and the \$2,000.00 per acre Road Improvement Levy for the 7.242 acre site above referenced.

The reason for this request by Mr. Shipp is that he could build on the site a 329 suite apartment building, and his Application for Re-Zoning was to downgrade the number of units to 300 suites. In addition, Mr. Shipp is paying a \$140.00 per suite levy at the time of applying for a Building Permit, as per his agreement with the Township of Toronto.

Under the circumstances, Council may wish to re-consider imposing the \$2,000.00 per acre Levies on this development due to the re-zoning to downgrade the proposed number of units and due also to the fact that this development will be paying approximately \$42,000.00 in levies as per an old agreement.

RECOMMENDATION:

The following is suggested for consideration:-

On the conditions that Applewood Dixie Limited file a letter with the City Clerk that Applewood Dixie Limited has complied with and fulfilled all of the terms and conditions of two financial agreements made the 4th day of December and the 11th day of August, each in the year 1964, then the Shipp Corporation be advised that it will not be required to pay the \$2,000.00 per acre Watercourse Improvement Levy, or the \$2,000.00 per acre Road Improvement Levy on the Applewood Landmark Apartment Site - South Side Bloor Street at Dixie Road - due to the fact that the re-zoning has been a downgrading in the number of suites proposed to be built on the site. Council, however, re-affirms its intention to charge the \$140.00 per suite Levy as per the original Financial Agreement.

WPT.mh
Att.

WPT.mh

William P. Taylor
William P. Taylor, P. Eng.,
Commissioner.



Office of the
President
and
Chief Executive Officer

SHIPP CORPORATION

March 2nd, 1976

Dear Mr. Taylor

RE: APPLEWOOD LANDMARK APARTMENT SITE - SOUTH
SIDE BLOOR STREET AT DIXIE ROAD
YOUR FILE OZ-59/75

By Hand

Rec'd - Date	File	Date
MAR 3		1976
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Please consider this letter as a request to have your Department's requirement of a \$2,000 per acre levy for water course improvement and \$2,000 per acre levy for road improvement withdrawn from the above-mentioned application on this 7.242-acre site.

The reason for requesting this consideration is based on the fact that these lands, being part of R. P. 716 and R. P. 726, were registered in 1964 and were covered by Subdivision Agreement prepared prior to those plan registrations. The use to which these lands were to be put was decided at that time, i.e. high density high rise apartment lands, and the engineering study for storm drainage and for road design was taken into full consideration by your Department at that time. Inasmuch as these lands are still to be used as originally designated, we would request that this additional impost be withdrawn.

The only reason it was felt necessary to apply for rezoning of these lands was solely to facilitate the vastly improved apartment concept which in the end will provide less suites than these lands were zoned for and could accommodate. Further to this, it is known that the occupancy of a building of this type will generate less people per suite, i.e. less than two, which is considerably below the average for the municipality as a whole.

It should also be kept in mind that in making the motion for approval of the Plan when the application was before the Planning Board of the City of Mississauga in late 1975, the Mayor, sitting as a member of the Board, complimented us on our desire to improve the community and provide suites of this size which will further enhance apartment living and life style and broaden the base of types of housing accommodation provided within Mississauga.

(Cont'd.)

SHIPP CORPORATION

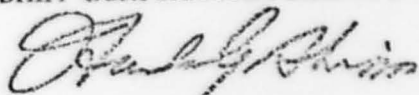
- 2 -

March 2nd, 1976

I would welcome an early opportunity to discuss this matter with you, as it is the only matter outstanding pending the approval of the Plan by the Council at an early meeting. All other items have been taken care of at this time, including the preparation of the necessary By-law.

Yours very sincerely,

SHIPP CORPORATION LIMITED



HAROLD G. SHIPP

Mr. William Taylor, P.Eng.,
Commissioner of Engineering, Works and Building,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario L5B 1M2

